

**Mayor's Award
"Adaptive Reuse"
909 and 911 8th Street
South Dakota State University Foundation**



The South Dakota State University (SDSU) Foundation has received the 2015 Mayor's Award for adaptive reuse of the residential properties at 909 and 911 Eighth Street in the University Historic District.

These charming bungalows were gifted to the Foundation from James and Marilyn Pederson in the fall of 2009. They are a gift in trust, which allows the Foundation to have ownership of the properties, whereby the owners still receive income from the properties with any residual monies used for SDSU scholarships. The two craftsman-style bungalows are currently serving as guest cottages for new or short term faculty. They offer attractive and convenient housing, for newcomers integrating into the Brookings community.

SDSU Facilities and Services (FAS) is charged with overseeing basic repairs and maintenance of the two structures. When repainted and reroofed, the Foundation and FAS chose to respect the historic nature of the bungalows, choosing color combinations and materials appropriate to the age of the properties and the look and feel of the historic district. James Weiss, Director of Campus Maintenance noted that the interiors still have nice craftsman-like woodwork, hardwood floors, and colonnades in the dining room and living room.

The bungalows are two of three identical residences likely built in the mid 1920s. A bungalow in the Midwest, often associated with the craftsman movement, was an extremely popular housing style from 1913 to 1927. Many different bungalow types can be seen in the Brookings University Historic District.

The true bungalow is a relatively long, low, one or one-and-one-half story building with a conspicuous roof, overhanging eaves and an ample front porch included under the main roof structure.

While the front porch is lacking in these bungalows, other elements are amply represented. The one-story linear residences are set on raised foundations and possess their original horizontal lap wooden siding. The structures feature low pitched front gable roofs with wide unenclosed eave overhangs, decorative braces and exposed rafters.

The transom window and adjacent ribbon (triple) wood cased double hung windows on the front of the house form distinctive and decorative elements.

